

GENERAL NOTES:

1. DOMESTIC WATER SUPPLY:
SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
2. TREE PRESERVATION:
A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF TREES TO BE PRESERVED:
CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
4. THE DEVELOPMENT LIES IN THE FERN CREEK FIRE DISTRICT.
5. A CHAPTER 10 LANDSCAPE AND TREE CANOPY PLAN PER SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
6. ALL EXISTING STRUCTURES AND DRIVEWAYS ON SITE TO BE REMOVED EXCEPT AS NOTED ON THE PLAN.
7. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
8. ANY LAND DISTURBING ACTIVITIES ON SLOPES GREATER THAN 20% MUST BE DONE IN COMPLIANCE WITH CHAPTER 4.7 OF THE LAND DEVELOPMENT CODE.
9. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC A KARST SURVEY OF THE SITE WAS PERFORMED BY MARK SITES, PE, ON SEPT. 19, 2013. A POTENTIAL SINKHOLE WAS IDENTIFIED IN THE GENERAL LOCATION INDICATED IN THE PLAN.
10. WHERE THE 15' BUFFER AREA CONTAINS TREES OF AT LEAST 4" IN CALIPER, IT SHALL BE DESIGNATED A TREE CANOPY PROTECTION AREA (TCPA) AND NO UTILITY EASEMENTS SHALL BE PERMITTED TO ENROACH THIS AREA.
11. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
12. ALL OPEN SPACES ARE TO BE DEDICATED CONSERVATION AREAS AND SHALL BE MANAGED AND MAINTAINED AS DESCRIBED IN THE MANAGEMENT PLAN. PEDESTRIAN PATHWAYS SHALL BE PROVIDED THROUGH THE OPEN SPACE BY THE DEVELOPER AT THE TIME OF CONSTRUCTION OF EACH PHASE AND ULTIMATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

MSD NOTES:

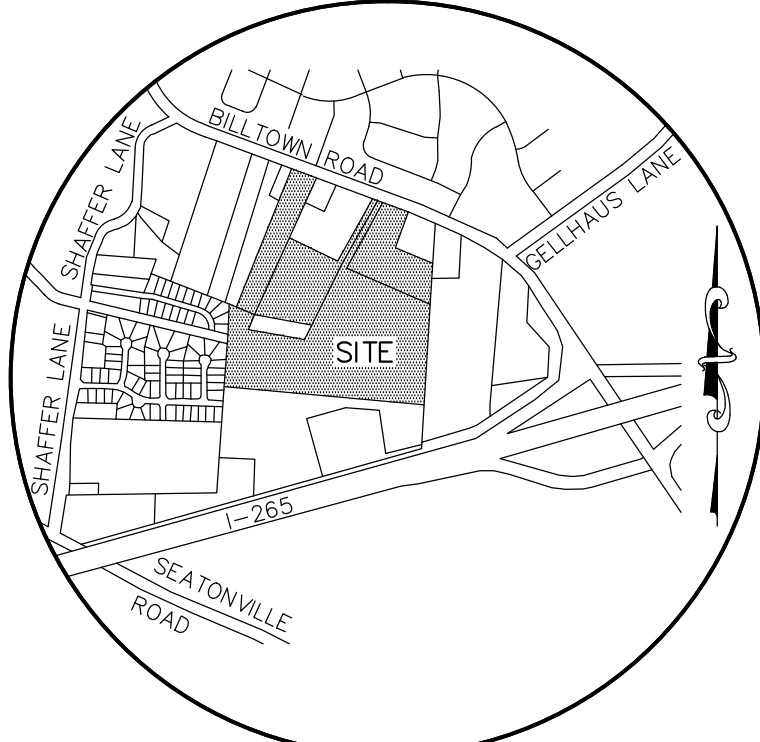
1. WASTEWATER:
SANITARY SEWER WILL CONNECT TO THE FLOYD'S FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
2. DRAINAGE / STORM WATER DETENTION:
ON SITE DETENTION SHALL BE PROVIDED AS SHOWN. POST DEVELOPMENT PEAK RUNOFF SHALL BE LIMITED TO PRE DEVELOPED RUNOFF FOR THE 2, 10 AND 100 YEARS STORMS. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
3. EROSION & SILT CONTROL:
A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
4. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0098E).
5. DIVISION OF WATER AND COE APPROVAL REQUIRED FOR WORK WITHIN THE INTERMITTANT BLUELINE STREAM IF APPLICABLE.
6. SANITARY SEWER SERVICE AND SANITARY SEWER ACCESS FOR PROPERTIES ADJUTING THIS DEVELOPMENT WILL BE DETERMINED DURING SANITARY SEWER DESIGN PHASE.
7. ALL NECESSARY RIGHTS FOR SANITARY SEWER SERVICE AND DRAINAGE PROPOSED THROUGH AREAS MARKED AS OPEN SPACE, SHALL BE RESERVED BY RECORD PLAT DURING THE PREPARATION OF CONSTRUCTION DRAWINGS.

BENCHMARKS

BM # 559 NAVD88 ELEV. 739.47
X-CUT IN CONCRETE SIDEWALK LOCATED 100'± WEST OF THE CENTERLINE OF WEATHER VANE DRIVE AND 40'± NORTH OF THE CENTERLINE OF BILLOW ROAD.

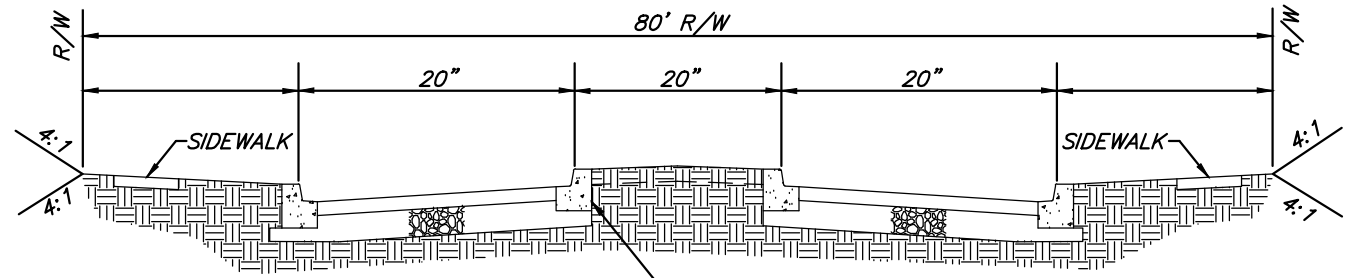
PUBLIC WORKS AND KTC NOTES:

1. RIGHT OF WAY DEDICATION MUST BE RECORDED WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS. RIGHT OF WAY DEDICATION BY MINOR PLAT FOR BILLOW ROAD.
2. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
3. VERGE AREAS WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
4. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
5. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
6. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
7. THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND A MAXIMUM GRADE OF 10%.
8. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
9. ALL CUL-DE-SACS AND BUBBLE PAVEMENT WIDTHS, RADII, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
10. CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
11. ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMP" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER 'KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
12. THE APPLICANT SHALL INSTALL SIGNS, APPROVED BY THE METRO PUBLIC WORKS DEPT., WHICH INDICATE THE FUTURE EXTENSION OF THE PUBLIC RIGHT-OF-WAY FOR STREET "B". SUCH SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE.
13. CONSTRUCTION PLANS, BOND, AND KTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY TRANSPORTATION PLANNING.
14. LOTS 195 AND 196 SHALL HAVE JOINT ACCESS ONLY.
15. ACCESS FOR LOT 73 SHALL BE LOCATED ALONG THE NORTH PROPERTY LINE AND AWAY FROM THE FUTURE URTON LANE / VETERANS DRIVE INTERSECTION AS REQUIRED BY METRO PUBLIC WORKS.



LOCATION MAP

NO SCALE



STREET "A" CROSS SECTION WITH MEDIAN

NO SCALE

LEGEND

- EXISTING CONTOUR
- EXISTING CREEK
- EXISTING LOT NUMBER
- EXISTING SANITARY SEWER
- EXISTING TREELINE
- PROPOSED FLOW ARROW
- PROPOSED LOT NUMBER
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAINAGE
- PROPOSED TREELINE
- 20%+ SLOPE
- OPEN SPACE LESS THAN 30' WIDE
- TREE CANOPY PRESERVATION AREA (TCPA)
- PROPOSED FORCE MAIN LINE & LIFT STATION
- PROPOSED TRAIL

DIMENSIONAL STANDARDS

FRONT/STREET SIDE YARDS	MIN. 15'; MAX. 25'
SIDE YARDS	3'
REAR YARD	25'
MAXIMUM BUILDING HEIGHT	35'
FLOOR AREA RATIO:	
<6,000 S.F. LOT AREA	1.5
>6,000 S.F. LOT AREA	0.5

MAXIMUM LOT CALCULATION

MLP - MAXIMUM LOTS PERMITTED	
TA - TOTAL LAND AREA	
PCA - PRIMARY CONSERVATION AREA	
IA - INFRASTRUCTURE AREA	

MLP = TA - PCA - IA	
ZONING DISTRICT	
MINIMUM LOT AREA	
MLP = 51.84 AC. - 0 AC. - 8.16 AC.	
9,000 S.F.	
MLP = 211	

DETENTION CALCULATION

TOTAL AREA	55.07 AC.
- OPEN SPACE	17.95
- URTON LANE	3.23
BUILDABLE LOTS	33.89 AC.
DENSITY	196
33.89 = 5.78 LOTS/AC.	
C = 0.70	
PRE. DEV. = 0.23	

AC.± FT. = 2.9	(33.89) (0.70 - 0.23)
12	
REQ'D DET. VOL. = 3.85 AC.± FT.	

SITE DATA

FORM DISTRICT
EXISTING ZONING
EXISTING LAND USE
LAND AREA

NEIGHBORHOOD
R-4
VACANT/SINGLE FAMILY RES.
55.07± AC.

TRACT 1 - CONSERVATION SUBDIVISION

PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
GROSS LAND AREA	51.84± AC.
NET LAND AREA	43.63± AC.
BUILDABLE LOTS	196
MINIMUM AVERAGE LOT SIZE	5,500 S.F.
AVERAGE BUILDABLE LOT SIZE	5,641± S.F.
NON-BUILDABLE LOTS	7
GROSS DENSITY	3.80± DU/AC.
NET DENSITY	4.52± DU/AC.
OPEN SPACE REQUIRED	15.52± AC. (30%)
OPEN SPACE PROVIDED:	
PRIMARY CONSERVATION AREA	0± AC.
SECONDARY CONSERVATION AREA	17.80± AC. (34.3%)
(N.I.C. AREAS LESS THAN 30' IN WIDTH)	0.15± AC.
TOTAL OPEN SPACE	17.95± AC. (34.6%)

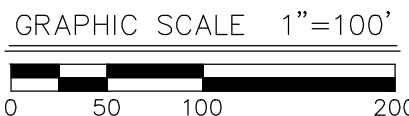
TRACTS 2 & 3 - FUTURE URTON LANE R/W

GROSS LAND AREA	3.23± AC.
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TRACT 1-3 TREE CANOPY DATA

GROSS SITE AREA	2,399,113± S.F.
CLASS C	
TREE CANOPY CATEGORY	646,008± S.F. (27%)
EXISTING TREE CANOPY	158,477± S.F. (6.6%)
TREE CANOPY TO BE PRESERVED (TCPA)	273,499± S.F. (11.4%)
TREE CANOPY REQUIRED TO BE PLANTED	431,840± S.F. (18%)

*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION FROM MSD DIGITAL LOGIC MAPPING. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.



PROJECT # 14SUBDIV1001
PROJECT # 13SUBDIV1002
MSD SUB # 10816

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OWNERS:
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6326 BILLOW ROAD
LOUISVILLE, KY. 40229

DOMINION HOMES OF KY, LTD
10035 FOREST GREEN BLVD.
LOUISVILLE, KY. 40223

REVISED PRELIMINARY CONSERVATION SUBDIVISION PLAN
HANOVER TRACE
6326, 6410 & 6414 BILLOW ROAD
LOUISVILLE, KY 40299
T.B. 51 LOT; 591, 692, 693, 694, 695 & 696
P.B. 51 PG. 48; D.B. 8866 PG. 16; 993
D.B. 8861 PG. 21; AND D.B. 5797 PG. 993

3/19/14 PER AGENCY REVIEW	
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Vertical Scale: N/A

Horizontal Scale: 1"=100'

Date: 9/20/13
Job Number: 3018

Sheet

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